THE WAINWRIGHT BUILDING 111 NORTH 7TH STREET SAINT LOUIS, MO 63102 REQUEST FOR PROPOSALS

SUBMISSIONS DUE: July 4, 2025 by 3:00 PM CST

PLEASE DIRECT ALL INQUIRIES CONCERNING THIS RFP TO:

Douglas Woods

DOUGLAS@GREATERSTLINC.COM



The Arch to Park Equity Fund LLC (the Fund), the patient capital real estate fund coordinated in connection with Greater St. Louis, Inc.¹, is seeking proposals from qualified firms for the opportunity to redevelop the Wainwright Building, a historic and architecturally significant property located at 111 N 7th Street in the Downtown neighborhood of the City of St. Louis, Missouri.

The 1.5-acre property is established along the St. Louis Gateway Mall and just blocks from two of St. Louis' most iconic landmarks - the Gateway Arch and Busch Stadium. This site includes the historic 10-story Wainwright Building designed by Adler and Sullivan along with the 1981 three-story Mitchell and Giurgola addition for a total of 203,235 square feet.²

The Fund will review response submissions and prioritize them according to alignment with local planning guidelines, feasibility of execution, and most importantly, highest benefit to the neighborhood and broader community.

Proposals for the redevelopment of The Wainwright Building must take into consideration the historic value of the site to Downtown and the broader St. Louis region, given its prominent location, architectural significance, and historic landmark designation both locally and nationally.

Proposals should aim to highlight the original building, considered one of the first skyscrapers in the nation, and redevelop or reutilize the 1981 addition. The site offers the unique potential to catalyze the surrounding neighborhood while preserving and enhancing an architectural and historic asset. A successful proposal will celebrate St. Louis's past while providing a visual statement about its future.

¹Greater St. Louis, Inc. is a nonprofit organization focusing on inclusive economic growth in the St. Louis metropolitan region.

² Square footage provided is an estimate; exact measurements to be verified by the buyer.

PROJECT SUMMARY

SPECIFIC OPPORTUNITY

ACRE PROPERTY

203,235

TOTAL SQUARE FEET





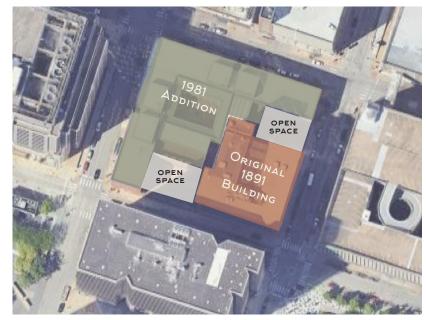
The State of Missouri bought the Wainwright Building in 1974, renovated the original skyscraper and subsequently built a 3-story addition to fill out the block. This added a significant ground floor atrium space with open plaza space fronting both 7th Street and Chestnut Street. The State then reopened the building in 1981 to house state government offices. The State is currently in the process of vacating the building in connection with its sale of the property to the Fund.

The site is located in Zoning District "I". The only major consideration with Zone I CBD is the height regulations. A summarized approach to the height regulations is to take the property boundaries and extrude an imaginary cube 200 feet tall, then calculate the volume of the imaginary cube. This is the allowed volume of a building on this property according to the Zone I CBD regulations.

A building built to the edges of the property can only be 200 feet tall. By code, the building can be taller if the volume is tapered (Southwestern Bell Building at 1010 Pine Street), if the center is hollowed out (St. Louis Place at 200 North Broadway), or if there are multiple volumes of different heights (Gateway Tower at 1 Memorial Drive). As with any

SITE CONDITIONS

The site consists of one 1.5-acre parcel bounded by N. 7th Street to the east, N. 8th Street to the west, Pine Street to the north and Chestnut Street to the south. The site is improved with two attached buildings, totaling approximately 234,600 square feet. The original structure was built in 1891 to house offices for the St. Louis Brewers Association with retail on the first floor, public offices on the second floor, additional private offices on the higher floors, and water tanks and building machinery on the top floor. The 10-story terra cotta office building was designed by Dankmar Adler and Louis Sullivan and is considered to be one of the first modern skyscrapers in the world.



other regulation, the potential exists for negotiating with the City. The City of St. Louis anticipates updating the existing Zoning Code in 2026, with adoption in 2027.

Another consideration is the update to the St. Louis Strategic Land Use Plan (SLUP), adopted in February of 2025. This property is identified within the Central East SLUP Designation Category. This designation encourages mixedheight buildings, many types of housing and commercial activities, research and development activities, institutional uses, and small parks or open spaces. The designation discourages industrial uses, auto-oriented uses, and parking to the front or side of the building.

Leased parking is available within two immediately adjacent garages and may be feasible through a conversion of the 1981 addition.

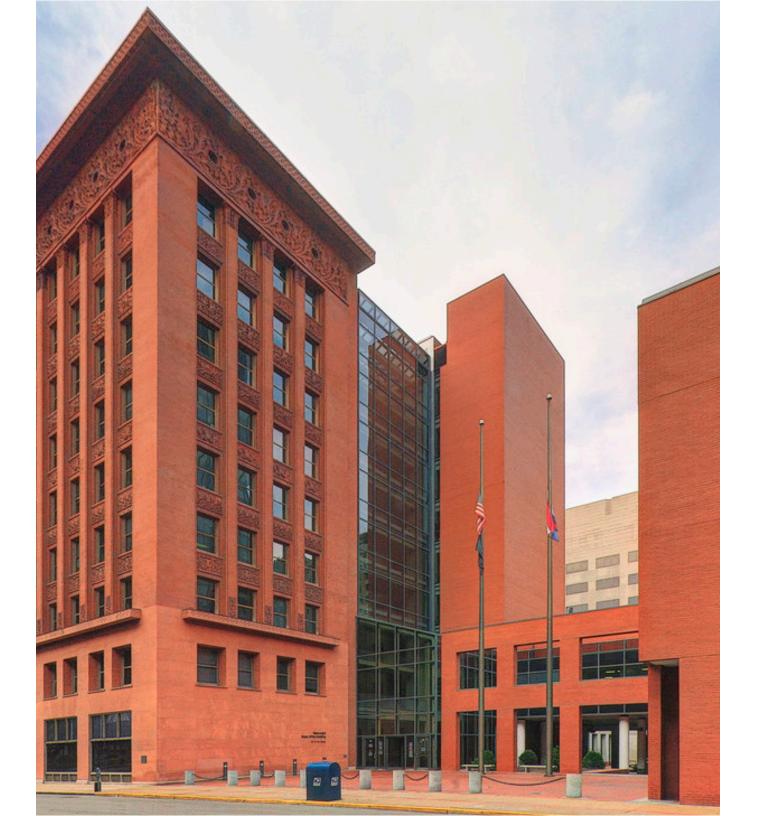
ACTIVATION

The site's current configuration provides the opportunity for significant ground floor activation. With an interior atrium space and two public facing plazas, the site presents a terrific opportunity for activation with retail and/or food and beverage tenants. Detailed floor plates and groundfloor layouts are available in the Data Room.

The 7th Street frontage features an atgrade open plaza, with building access on multiple sides. This plaza could be activated with retail or include a patio space for a restaurant tenant. The City, with the support of Greater St. Louis, Inc., is nearing completion of its streetscape improvement project along 7th Street, which brought landscaping and trafficcalming measures to the corridor that connects Busch Stadium and Ballpark Village to the Convention Center — two Downtown anchors. The completion of this project will complement any street-level activation at the Wainwright Building.

The Chestnut Street side of the property features a terraced open space. The space could be utilized by multiple ground-floor tenants, creating street-level activation and vibrancy adjacent to the existing protected bicycle lane.

Proposals seeking to maximize this unique street-level activation potential will be prioritized.



INCENTIVES

The effective use of federal, state, and local incentives will likely be essential to a successful redevelopment at the project site. Consideration and approval of public development incentives ultimately will be dependent on the specifics of the proposed development, the proven need for public financing incentives, and the development's potential for positive public impact. Due to the historic nature of the building and transferred ownership from a civic-minded group, the chosen developer should expect to receive significant civic support in developing this critical Downtown property.

The following incentives and financing tools may be available to increase the feasibility of a project at the site.

• At the local level, the City of St. Louis can offer significant tax abatement and waive sales tax on construction materials to reduce the overall project budget. Additional information about local tax incentives is available in the Data Room. In addition, the City may be able to access one-time Ram's Settlement dollars, which may be available to provide additional support for the project's implementation or fund adjacent redevelopment and infrastructure projects, inuring to the benefit of the project by improving Downtown more broadly..

• For full or partial adaptive reuse, the State of Missouri offers historic tax credits (HTCs) covering up to 25% of qualified rehabilitation costs are available and can be used in addition to the federal HTC program.

• Various federal grant and incentive programs also may be available. The site is located in an Opportunity Zone and likely would be eligible for both New Market and Renewable Energy Tax Credits. Funding through the EPA's Greenhouse Gas Reduction Fund also may be available.

LOCAL

- Tax Abatement
- Access to one-time Ram's Settlement Dollars
- Retail Incentives

STATE

State Historic Tax Credits

FEDERAL

- New Market and Renewable Energy Tax Credits
- EPA Greenhouse Gas Reduction Fund
- Federal Historic Tax Credits

MARKET OVERVIEW

Downtown is the economic engine of the region with a residential population that has nearly doubled in the last decade to over 11,000 residents, a daytime population of almost 75,000 people, and millions of visitors a year to the several anchor institutions located Downtown.

111K DOWNTOWN RESIDENTS 75K DAYTIME POPULATION

The civic investment into the success of Downtown is clear, with \$2 billion dedicated to infrastructure and other development projects planned or underway in recent years. Moreover, significant private developments are planned or underway, including a \$670 million redevelopment of the former Millennium Hotel site and the \$1.2 billion Gateway South project.

The Wainwright Building's position along the Gateway Mall highlights the importance of preserving this historic site and contributing to the ongoing revitalization of Downtown St. Louis.



In the broader St. Louis region, strong economic indicators portend a resurgence for the overall market. St. Louis was recently named the fifth-best national market for large metro job growth and is the number one metro in the nation for growth in foreign-born residents (over 30,000 new residents in the last year). Moreover, the region is the 16th fastest growing metro as measured by GDP growth for the trailing 12 months, overperforming for its size relative to its peers.

5TH BEST NATIONAL MARKET FOR LARGE METRO JOB GROWTH **16th** FASTEST GROWING METRO AS MEASURED BY GDP GROWTH

More generally, the St. Louis region is benefitting from a renewed civic focus, accomplished through strong publicprivate partnerships, focusing on investment and revitalization of the City's urban core with examples including Boeing's planned \$1.8 billion expansion, the \$3 billion revitalization of St. Louis Lambert International Airport, and the \$2 billion NGA campus currently under construction in North City.



A PIECE OF HISTORY

The 10-story terra cotta office building was designed by Dankmar Adler and Louis Sullivan and is considered to be one of the first modern skyscrapers in the world.



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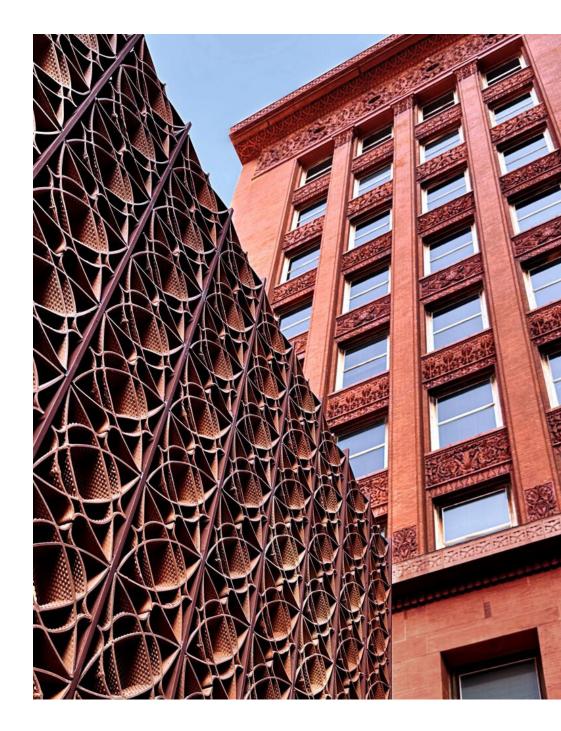
RELEVANT PLANS

In 2020, the City of St. Louis adopted the Design Downtown STL Neighborhood Plan (the "Neighborhood Plan"), to guide future growth of Downtown St. Louis. The development at the project site should consider the five goals laid out in the Neighborhood Plan. These goals describe overarching visions for Downtown with specific strategies to achieve each goal. Successful proposals will ensure development plans reference these strategies.

Sections of the Neighborhood Plan that reference the specific geography where the site is located recommend mixed-use residential development.

The Neighborhood Plan has a goal of bringing more residents and visitors to Downtown and attracting businesses and uses that serve new and existing residents. Any proposed development should aim to bring forward motion towards these goals.

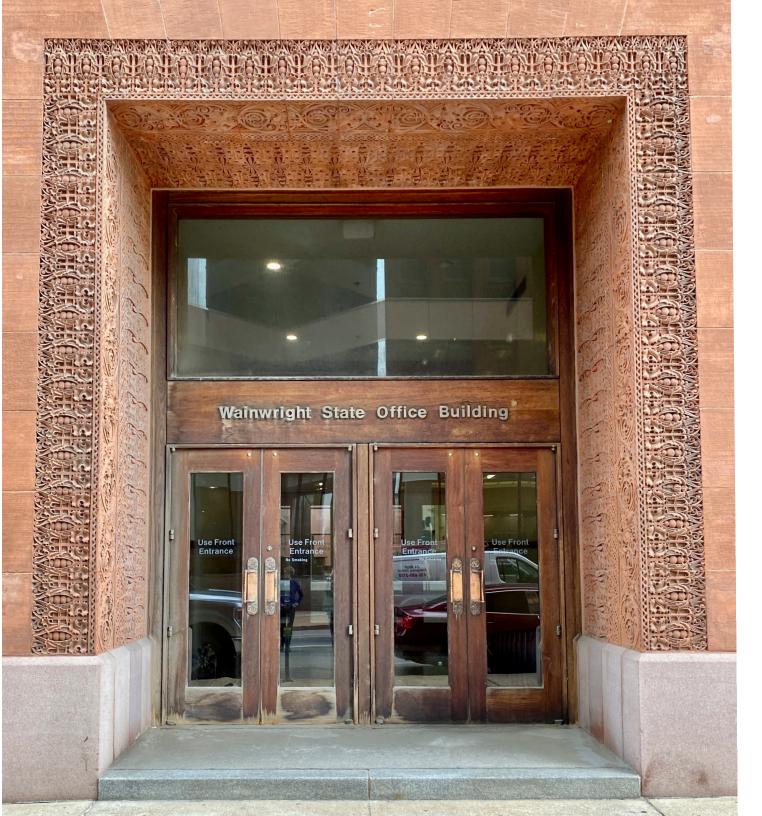
Other relevant plans include the Downtown St. Louis Transportation Study, St. Louis Gateway Mall Master Plan, and the Strategic Land Use Plan of the St. Louis Comprehensive Plan, all available in the Data Room.



SUBMISSIONS

The Fund requests brief submissions that discuss, at a minimum, the following:

- Firm and Its Experience
 - Include confirmation and description of historic renovation project experience
- Assigned Team and Relevant Experience
- Reference List of Development Projects
 - Name and location of comparable project(s)
 - Description of project(s)
 - Completion date of project(s)
- Project Summary Brief Description of the Developer's Proposed Project
 - Size in square feet of built square footage
 - Type of use(s) planned
 - Description of conceptual design
 - Any available conceptual plans including site plan, elevations, and architectural renderings as may be helpful to communicate the conceived development
 - An estimate of proposed job creation resulting from the redevelopment
- High-Level Financial Analysis
 - Sources and Uses as detailed as may be available at this stage
 - Project Proforma
 - Confirmation that the Respondent will redevelop the Property with construction commencing no more than 24 months from execution of a sale agreement
- Timeline



SUBMISSION INSTRUCTIONS

REQUEST FOR PROPOSALS RELEASED May 9, 2025

DEADLINE FOR PROPOSALS

July 4, 2025 by 3:00 PM CST

PROPOSAL REVIEW & DEVELOPER ENGAGEMENT July 2025

EVALUATION

July 2025 and August 2025

A concise and professional response will be indicative of the level of the developer's experience and commitment to the proposed project. Submissions must demonstrate that the approach and design for the project will allow for the project's successful development and delivery. The Fund reserves the right to not consider submissions that do not adhere to the requested requirements. Projects with immediate financing to move forward will be favored.

A DATA ROOM OF RESOURCES CAN BE MADE AVAILABLE UPON REQUEST. INQUIRIES ARE TO BE SUBMITTED BY EMAIL TO:

Douglas Woods at **Douglas@greaterstlinc.com**

PLEASE SEND YOUR ELECTRONIC SUBMISSION IN A PDF FORMAT BY EMAIL TO:

Douglas Woods at **Douglas@greaterstlinc.com**